



# The City of NORMAN

201 West Gray, Bldg. A • P.O. Box 370  
Norman, Oklahoma 73069 • 73070

PLANNING AND COMMUNITY DEVELOPMENT  
Phone: 405-366-5433

**CASE NUMBER:** PD13-12  
**APPLICANT:** 1433 W. Boyd, L.L.C.  
**DATE:** May 9, 2013  
**LOCATION:** 1433 W. Boyd Street  
**TO:** Interested Neighbors  
**WARD:** 2  
**FROM:** City of Norman Department of Planning and Community Development  
**SUBJECT:** Pre-Development Discussion of an Apartment Complex

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider a proposed 40-unit apartment complex. This property is currently zoned R-1, Single Family Dwelling District with Special Use for a Church, and a change of zoning will be required.

Please join us for a Pre-Development discussion of this proposal on Thursday, May 23, 2013 from 5:30 p.m. until 6:00 p.m. The meeting will be held in the Conference Room D of Building A of the Norman Municipal Complex, 201 West Gray Street, located north and west of the downtown Post Office.

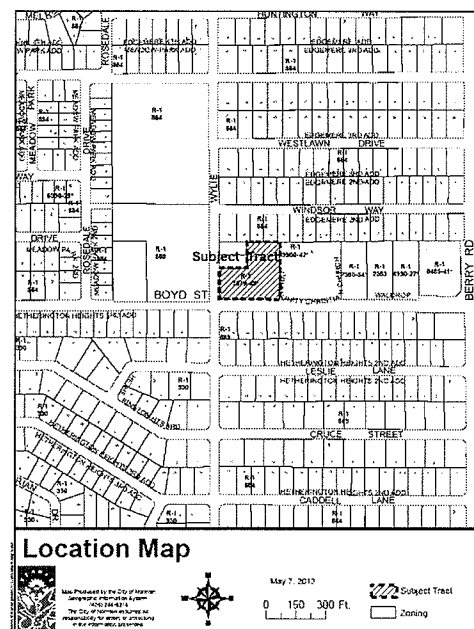
*This applicant has filed a concurrent application for Planning Commission consideration of this project at their June 13, 2013 meeting. You will also be receiving notice of that meeting in the near future.*

Pre-Development meetings are required for property owners seeking to undertake certain land use actions (any Special Use, rezoning of land over 40 acres in size, amendment of the NORMAN 2025 Land Use & Transportation Plan, subdivision of property, Rural Certificate of Survey greater than 40 acres, or construction of a cellular tower) that could have an impact on surrounding properties.

Pre-Development meetings allow applicants and neighboring property owners to meet informally to discuss proposals and air concerns prior to the public hearing process. Often Pre-Development meetings allow applicants and neighbors to resolve issues of concern, which in turn saves time, money and hard feelings on all sides.

If you have questions about the proposal, please call the contact person, Hal Ezzell, (405) 928-2066 between 9:00 a.m. and 5:00 p.m. We look forward to your participation and thank you for taking an active role in your community.

## VICINITY MAP





# Application for Pre-Development Informational Meeting

Case No. PD 13-12

City of Norman Planning & Community Development - 201 W. Gray St., Bldg. A - Norman, OK 73069 — (405) 366-5433 Phone - (405) 366-5274 Fax

APPLICANT/LAND OWNER <u>1433 W. Boyd, LLC</u>	ADDRESS <u>100 48th Avenue NW</u> <u>Norman OK 73072</u>
EMAIL ADDRESS <u>hezze11@coxinet.net</u>	NAME AND PHONE NUMBER OF CONTACT PERSON(S) <u>Hal Wm. Ezzell 928-2066</u> BEST TIME TO CALL: <u>9am - 5pm</u>

A proposal for development on a parcel of land, generally located At 1433 W. Boyd

and containing approximately 1.98 acres, will be brought forward to the Planning Commission and City Council for consideration within the next six months.

The Proposed Use(s) in this development will include (please describe specific land uses and approximate number of acres in each use):

The Property is proposed to be re-zoned from R-1 with a special use for a church to RM-6 High Density Residential. Applicant proposes to build 40 Apartment units on the site. There will be 3 Buildings as reflected on the preliminary site plan attached.

This proposed development will necessitate (check all that apply):

- ☒ 2025 Plan Amendment    ☐ Growth Boundary  
☒ Land Use  
☐ Transportation  
☒ Rezoning to RM-6 District(s)  
☐ Special Use for \_\_\_\_\_  
☐ Preliminary Plat \_\_\_\_\_ (Plat Name)  
☐ Norman Rural Certificate of Survey (COS)  
☐ Commercial Communication Tower

Items submitted:

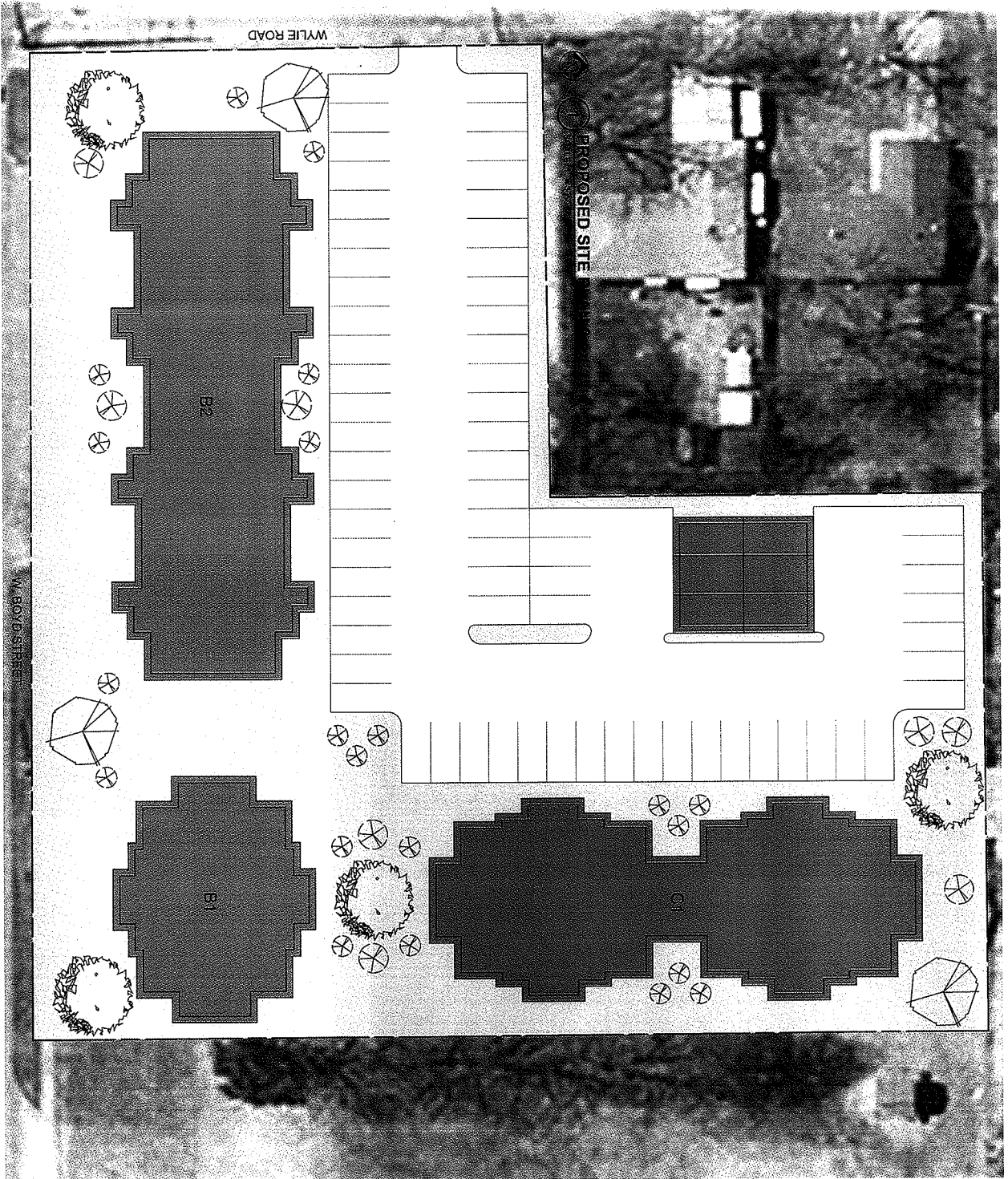
- ☒ Deed or Legal Description  
☒ Radius Map  
☒ Certified Ownership List  
☒ Written description of project  
☒ Preliminary Development Map  
☒ Greenbelt Enhancement Statement  
☒ Filing fee of \$125.00

Current Zoning: R-1 with Sp. Use for Church  
 Current Plan Designation: Institutional

Received on:

5-6-13  
 at 2:50 a.m./p.m.  
 by mt

OFFICE USE ONLY



<p>ISSUE DATE 04/30/2013</p> <p>PROJECT NUMBER 1225</p>	<p><b>CARLSBAD APARTMENTS</b> NEW CONSTRUCTION</p> <hr/> <p>NORMAN OKLAHOMA</p> <p>PRELIMINARY SITE PLAN</p>	<p><b>ANP</b> ARCHITECTS IN PARTNERSHIP</p> <p>3023 MARSHALL AVENUE NORMAN, OK 73069 TEL: 405.320.1231 FAX: 405.320.1231</p>
---	--	--